

# South Orange

December 2017 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	200 Irvington Avenue 6B	OneFloor	1	1.0	162	\$139,000	\$139,000	\$105,000	75.54%	\$80,000	1.31
2	178 Valley Street	Colonial	3	1.1	162	\$283,500	\$264,900	\$249,000	94.00%	\$232,000	1.07
3	17-25 Church Street Unit 9	MultiFlr	2	2.1	28	\$325,000	\$325,000	\$310,000	95.38%	\$323,800	0.96
4	16 Mews Lane	TwnIntUn	2	2.0	96	\$368,500	\$339,000	\$340,000	100.29%	\$379,000	0.90
5	714 Varsity Road	Colonial	2	1.0	61	\$345,000	\$345,000	\$345,000	100.00%	\$348,200	0.99
6	86 Arnold Terrace	Colonial	3	1.0	81	\$399,000	\$386,000	\$375,000	97.15%	\$308,200	1.22
7	31-41 Church Street U 303	OneFloor	2	2.0	21	\$409,000	\$409,000	\$410,000	100.24%	\$374,800	1.09
8	270 Walton Avenue	Bi-Level	3	2.1	112	\$469,990	\$469,990	\$450,000	95.75%	\$550,000	0.82
9	21 Village Green Court	TwnIntUn	3	2.1	73	\$512,000	\$512,000	\$505,000	98.63%	\$512,000	0.99
10	251 Ward Place	Colonial	4	1.1	16	\$519,000	\$519,000	\$519,000	100.00%	\$362,300	1.43
11	204 Underhill Road	Split Level	3	2.1	55	\$569,000	\$569,000	\$565,000	99.30%	\$452,800	1.25
12	344 Vose Avenue	Carriage	2	1.1	24	\$550,000	\$550,000	\$580,000	105.45%	\$452,800	1.28
13	222 Wyoming Avenue	Colonial	3	2.2	33	\$599,900	\$599,900	\$620,000	103.35%	\$667,300	0.93
14	33 Stanley Road	Colonial	6	2.1	90	\$729,000	\$729,000	\$685,000	93.96%	\$459,500	1.49
15	292 Winthrop Terrace	Colonial	4	3.1	27	\$775,000	\$775,000	\$765,000	98.71%	\$656,000	1.17
16	25 Crest Circle	Ranch	4	3.0	15	\$799,000	\$799,000	\$780,000	97.62%	\$813,200	0.96
17	9 Harding Drive	Colonial	4	3.1	15	\$825,000	\$825,000	\$795,000	96.36%	\$600,000	1.33
18	21 Harding Drive	Colonial	4	3.1	32	\$815,000	\$815,000	\$815,000	100.00%	\$881,900	0.92
19	206 Montrose Avenue	Victorian	10	6.2	59	\$1,174,500	\$1,119,500	\$900,000	80.39%	\$1,623,900	0.55
20	237 Turrell Avenue	Colonial	7	3.2	30	\$915,000	\$915,000	\$910,000	99.45%	\$750,500	1.21
21	203 Northwoods Drive	Ranch	4	3.1	0	\$889,000	\$889,000	\$975,770	109.76%	\$703,700	1.39
22	2 Overhill Road	Colonial	5	3.1	14	\$984,500	\$984,500	\$984,500	100.00%	\$869,100	1.13
AVERAGE					55	\$608,859	\$603,581	\$590,149	97.33%		1.11

## "ACTIVE" Listings in South Orange

Number of Units: **44**  
 Average List Price: **\$587,945**  
 Average Days on Market: **94**

## "UNDER CONTRACT" Listings in South Orange

Number of Units: **34**  
 Average List Price: **\$609,829**  
 Average Days on Market: **67**

# South Orange 2017 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	41	58	39	26	17	51	33	31	66	59	76	55	45
List Price	\$655,884	\$697,191	\$537,138	\$691,828	\$654,359	\$654,585	\$656,725	\$779,395	\$638,143	\$648,333	\$603,465	\$603,581	\$654,787
Sales Price	\$667,137	\$690,013	\$544,139	\$699,389	\$678,318	\$658,565	\$668,870	\$772,750	\$632,000	\$636,377	\$593,530	\$590,149	\$656,486
Sales Price as a % of List Price	102.86%	100.18%	101.02%	102.71%	104.23%	100.28%	101.42%	100.24%	98.53%	97.91%	98.13%	97.33%	100.50%
Sales Price to Assessed Value	1.37	1.31	1.39	1.31	1.34	1.45	1.35	1.38	1.15	1.20	1.09	1.11	1.30
# Units Sold	19	16	13	18	22	27	28	22	14	12	23	22	236
Active Listings	30	26	30	38	50	47	45	38	50	34	56	44	41
Under Contracts	39	35	52	58	57	64	45	42	43	52	45	34	47

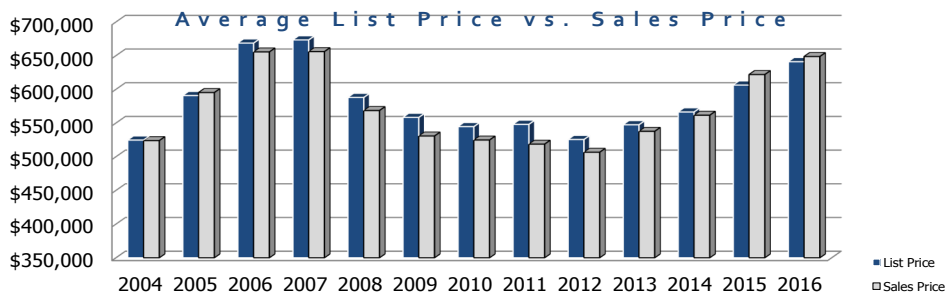
## Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	39	45	16.01%
Sales Price	\$648,659	\$656,486	1.21%
Sales Price to Assessed Value	1.35	1.30	-4.29%

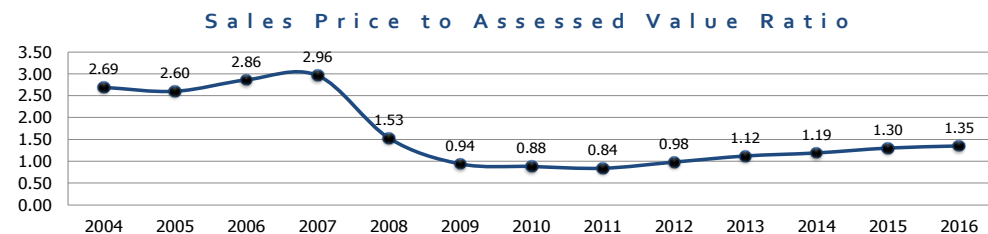


	2016	2017	% Change
# Units Sold	236	236	0.00%
Active Listings	29	44	51.72%
Under Contracts	41	34	-17.07%

## South Orange Yearly Market Trends

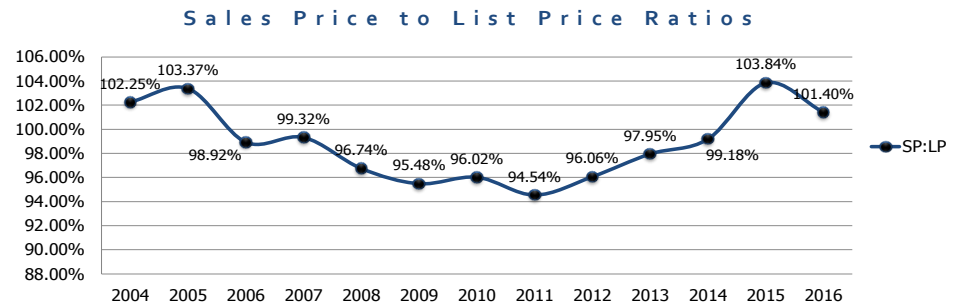


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$524,620	\$590,659	\$668,613	\$673,249	\$587,878	\$558,258	\$544,578	\$547,959	\$525,460	\$547,351	\$566,327	\$606,289	\$640,953
SP	\$523,856	\$595,189	\$655,463	\$655,966	\$568,500	\$530,707	\$524,747	\$518,639	\$506,572	\$537,641	\$561,563	\$621,912	\$648,659

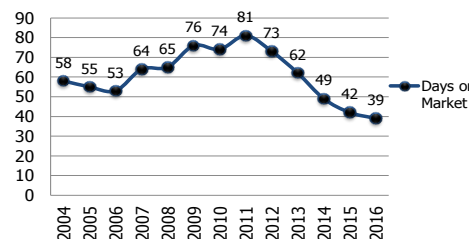


\*2008 Tax Re-evaluation \*2012 Tax Re-evaluation

## South Orange Yearly Market Reports



### Average Days on Market



### Number of Units Sold

